

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 18, 2020
VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the November 20, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the December 18, 2020 regular meeting of the Board.

9:00 A.M.

406-20-S	ZONING DISTRICT: B3-2	WARD: 12
APPLICANT:	Jonathan I. Guzman	
OWNER:	Gold Brothers, LLC	
PREMISES AFFECTED:	3051 W. Cermak Road	
SUBJECT:	Application for a special use to establish a hair salon.	
<ul style="list-style-type: none">• Approved		

407-20-Z	ZONING DISTRICT: RS-2	WARD: 50
APPLICANT:	Reuven Stein	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2939 W. Jarlath Street	
SUBJECT:	Application for a variation to reduce the west side setback from the minimum required 4.2' to 4.07', east side setback to 4.18', combined side setback from 12.6' to 8.25' for a proposed two-story rear addition and a rear deck for the existing two-story, single family residence.	
<ul style="list-style-type: none">• Approved		

408-20-Z	ZONING DISTRICT: RS-2	WARD: 50
APPLICANT:	Reuven Stein	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2939 W. Jarlath Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed rear two-story addition with rear deck for the existing two-story, single family residence.	
<ul style="list-style-type: none">• Approved		

409-20-Z	ZONING DISTRICT: C1-2	WARD: 32
APPLICANT:	Evan Lieberman and Caroline Lieberman	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2114 W. Belmont Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed roof deck and access bridge from the rear of the existing three dwelling unit building to the existing garage.	

410-20-S **ZONING DISTRICT:** B3-1 **WARD:**29
APPLICANT: A Plus Cutz / Damon Cole
OWNER: Grid Street Investments, LLC Series 6280
PREMISES AFFECTED: 6278 W. North Avenue
SUBJECT: Application for a special use to establish a hair salon.

411-20-Z	ZONING DISTRICT: B2-3	WARD: 33
APPLICANT:	Alverna Development	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2518 W. Diversey Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 10' to 3.42', west side setback from 2' to zero for a proposed four-story, eight dwelling unit building with eight parking spaces.	

412-20-Z	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	Steppenwolf Theatre Company	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1650 N. Halsted Street	
SUBJECT:	Application for a variation to eliminate the required interior landscape (approximately 563 square feet and five interior trees), eliminate the 7' landscape setback (with one tree and shrubs) along Halsted Street (one side of driveway only), to permit 4' high ornamental metal fence to be installed at the property line instead of 5' from the property line for a four-story theater with existing on-site parking lot.	

- **Denied**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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418-20-S	ZONING DISTRICT: B3-1	WARD: 1
APPLICANT:	MKAWBP, LLC	
OWNER:	Zia Shamoon	
PREMISES AFFECTED:	3129 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish a pawn shop.	
• Approved		

419-20-Z	ZONING DISTRICT: C1-2	WARD: 27
APPLICANT:	American Tower Corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1214 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 3.75' for proposed one-story equipment shelter and installation of new 10' tall chain link fence at an existing freestanding wireless facility with existing equipment shelter and monopole.	
<ul style="list-style-type: none">• Approved		

420-20-S	ZONING DISTRICT: B3-1	WARD: 1
APPLICANT:	Fuzzy Urban Tails, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2608 W. Fullerton Avenue	
SUBJECT:	Application for a special use to establish a dog boarding kennel and daycare.	
<ul style="list-style-type: none"> • Continued to January 15, 2021 		

421-20-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Rebecca and Keith Hales	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1116-18 N. Hoyne Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 28.99' to 1', minimum setback from the rear property line to for garage access from the alley from 2' to 1', north side setback from 4' to 0.13' (south to be 26.02') combined side setback to be 26.15' for a proposed garage with a roof top deck and new two-story, rear addition connecting the garage to the existing single family residence.	
• Approved		

422-20-Z	ZONING DISTRICT: B1-3	WARD: 47
APPLICANT:	2024 W. Irving Park Road, LLC	
OWNER:	Sewickley, LLC	
PREMISES AFFECTED:	2024 W. Irving Park Road	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 18' on floors containing dwelling units for a proposed four-story, mixed use dwelling unit building with twelve dwelling units, ground floor retail and twelve parking spaces.	
<ul style="list-style-type: none">• Approved		

423-20-S	ZONING DISTRICT: C1-5	WARD: 25
APPLICANT:	ME Wentworth, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2353 S. Wentworth Avenue	
SUBJECT:	Application for a special use to establish a one hundred forty-nine room hotel with penthouse dwelling unit in a proposed five-story addition and ground floor of an existing two-story mixed-use building.	

424-20-Z	ZONING DISTRICT: C1-5	WARD:25
APPLICANT:	ME Wentworth, LLC	
OWNER:	Same as applicant.	
PREMISES AFFECTED:	2353 S. Wentworth Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 0.67' on floors containing dwelling units for a proposed one hundred forty-nine room hotel with penthouse dwelling unit with a five-story addition and ground floor of an existing two-story mixed use building.	

425-20-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Vermex Holdings, LTD	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 S. Ridgeway Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to 0.2' , south side setback 2' to 1.7', combined side setback from 4.8' to 1.9' for a proposed two-story, single family residence, rear deck and a detached two-car garage.	

426-20-S	ZONING DISTRICT: B3-2	WARD: 30
APPLICANT:	Albany Bank & Trust Company ATUT # 11-6526	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3624 W. George Street	
SUBJECT:	Application for a special use to establish a dwelling unit in the basement of an existing three-story, two dwelling unit building in order to allow a proposed third story addition and convert the building to four dwelling units with rear decks and four unenclosed parking spaces.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to February 19, 2021

- Continued to February 19, 2021

- **Approved**

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to February 19, 2021

- Continued to February 19, 2021

- **Approved**

- **Approved**

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Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. No. 329-20-S, 292-20-Z, 293-20-Z, and 294-20-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its November 20, 2020 regular meeting, with the exception of Board Cal. Nos. 369-20-S, 378-20-Z, 394-20-S and 403-20-S.

Adjournment.